

THE GRAVITAS FUND



Gravitas QOZ Fund I, LLC
c/o Sebastian Partners, LLC
4643 S. Ulster Street, Suite 970
Denver, CO 80237

SINGLE-FAMILY HOMES - INCOME PROPERTIES OFFERING HIGHLIGHTS

- **Description:** To acquire single family homes and other qualifying QOZ properties to operate as income producing rental units in targeted Opportunity Zones
- **Targeted Net Investor IRR¹:** 20.3%
- **Targeted Investment MOIC²:** 5.0x
- **Investment Term:** 11 years (approximately)
- **Equity Raise:** up to \$20,000,000
- **Minimum Investment:** \$50,000
- **Total Asset Acquisition Target Price:** \$34,000,000
- **Business Plan Objectives:**
 - Acquire up to 100 single family homes to own and rent as income properties starting June 2019 in multiple tranches
 - Hold income properties no less than 11 years to maximize QOZ tax benefits
- **Key Value Propositions:**
 - The median home cost in Aurora is \$359,990
 - Home appreciation during the last 10 years has been an astounding 108.39%, which represents an average annual home appreciation rate of 7.62%, putting Aurora in the top 10% nationally for real estate³
 - Aurora home values have increased 4.9% over the past year to date and Zillow predicts they will rise 3.6% within the next year
 - The rental market in Aurora remains strong; renters make up 40.3% of the Aurora population and vacancies remain low and are anticipated to remain so through 2020 and beyond
 - Office, retail and other value add investments may be targeted
 - Current data insists homes located in QOZ have appreciated over 25.9%

*For offering materials or to address questions, please contact
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¹*Investment in the Company is inherently speculative. Targeted returns are goals of the Company and not projections of performance. This is an illiquid investment and there is no guarantee the Company will exit in the time or manner forecasted.

² multiple on invested capital

³ <https://www.neighborhoodscout.com/co/aurora/real-estate>